



City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-96
2-13-03

03-0-0065

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1810 Perry Boulevard, N.W. (Parcel IIb, former Perry Homes property)** be changed from the **RG-3 (Residential General-Sector 3)** District, to the **RG-4-C (Residential General-Sector 4-Conditional)** District, to wit:

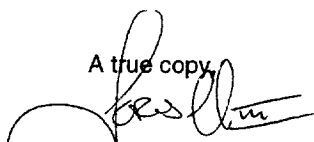
ALL THAT TRACT or parcel of land lying and being in Land Lot **227** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy


Deputy Clerk

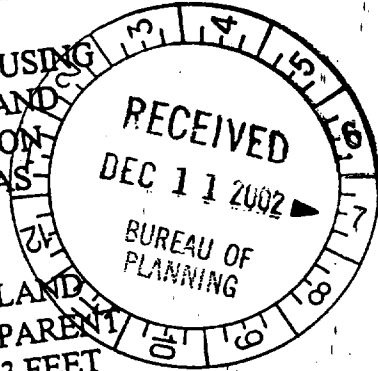
ADOPTED by the City Council
APPROVED by the Mayor

March 17, 2003
March 25, 2003

LEGAL DESCRIPTION
PARCEL II b

Z-02-96

ALL THAT TRACT OR PARCEL OF LAND SITUATED AND LYING IN LAND LOT 227, 17TH LAND DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING PART OF A TRACT OF LAND CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, DESIGNATED AS PARCEL II AND DESCRIBED IN DEED BOOK 3031, PAGE 555, DEED RECORDS OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT A ½ INCH REBAR AT THE CORNER COMMON TO LAND LOTS 224, 225, 226, AND 227; THENCE, N89° 13' 49" W, ALONG THE APPARENTLY RECOGNIZED SOUTH LINE OF LAND LOT 227, A DISTANCE OF 123.73 FEET TO A 6 INCH CONCRETE MONUMENT, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED PARCEL II; THENCE, N00° 41' 35" E, ALONG THE EAST LINE OF SAID PARCEL II, A DISTANCE OF 9.53 FEET TO A ½ INCH REBAR AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, LEAVING THE EAST LINE OF PARCEL II AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 474.01 FEET, A CHORD BEARING AND DISTANCE OF N52° 44' 11" W, 437.19 FEET AND AN ARC DISTANCE OF 454.39 FEET TO A ½ INCH REBAR; THENCE, N25° 28' 45" W, A DISTANCE OF 592.03 FEET TO A ½ INCH REBAR; THENCE, N19° 10' 20" E, A DISTANCE OF 32.73 FEET TO A ½ INCH REBAR; THENCE, N64° 31' 15" E, A DISTANCE OF 191.96 FEET TO A ½ INCH REBAR; THENCE, S70° 28' 45" E, A DISTANCE OF 32.53 FEET TO A ½ INCH REBAR; THENCE, S25° 28' 45" E, A DISTANCE OF 56.00 FEET TO A ½ INCH REBAR; THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1666.00 FEET, A CHORD BEARING AND DISTANCE OF S36° 29' 07" E, 636.13 FEET, AND AN ARC DISTANCE OF 640.05 FEET TO A ½ INCH REBAR ON SAID EAST LINE OF PARCEL II; THENCE, N89° 31' 45" W, ALONG SAID EAST LINE OF PARCEL II, A DISTANCE OF 10.30 FEET TO A 6 INCH CONCRETE MONUMENT AT AN ELL CORNER OF SAID EAST LINE OF PARCEL II; THENCE, S00° 41' 35" W, CONTINUING ALONG SAID EAST LINE OF PARCEL II, A DISTANCE OF 339.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.76 ACRES OF LAND, MORE OR LESS.



WWW.JJG.COM
90-B COMMERCE DRIVE
FAYETTEVILLE, GEORGIA 30214
PHONE: 770.460.7900
FAX: 770.460.0828



REVISIONS		
NO.	DATE	COMMENTS
1	9/26/02	REVISED VARIOUS CALLS

SURVEY
FOR
COLUMBIA RESIDENTIAL

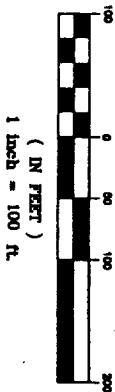


BOUNDARY SURVEY			
LAND LOT 227 ATLANTA		FULTON COUNTY GEORGIA	
DRAWING NO. - F413-02-B		JOB NO - 6008-002	
DRAWN: RCG		DATE: 03-08-02	
CHECKED: RPC		SCALE: 1" = 100'	
		1/1 SHEET	

HOUSING AUTHORITY OF
THE CITY OF ATLANTA

PARCEL 11b
AREA = 5.76 ACRES

APPROXIMATE
LAND LOT LINE



GRAPHIC SCALE

NOTES

- JORDAN, JONES & GOULDING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE AREAS TO BE SUBMITTED BY THE CLIENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE GEORGIA AFFORDABLE HOUSING AND FINANCE CORPORATION. THIS SURVEY IS NOT INTENDED TO REPRESENT AN OFFICIAL SUBDIVISION OF THIS PARCEL FROM THE LARGER PARCEL OF WHICH IT IS A PART.
- ALL IMPROVEMENTS ARE NOT SHOWN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.53'	N00°41'35"E
L2	32.73'	N19°10'20"E
L3	32.53'	S70°26'45"E
L4	10.30'	N09°31'45"W

CURVE TABLE		
CURVE	LENGTH	CHORD BEARING
C1	454.39'	N82°44'11"W
C2	640.05'	S36°29'07"E

CERTIFICATION

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 220,729 FEET.
A LEICA 805 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 40,000 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

Z-02-96

LEGEND

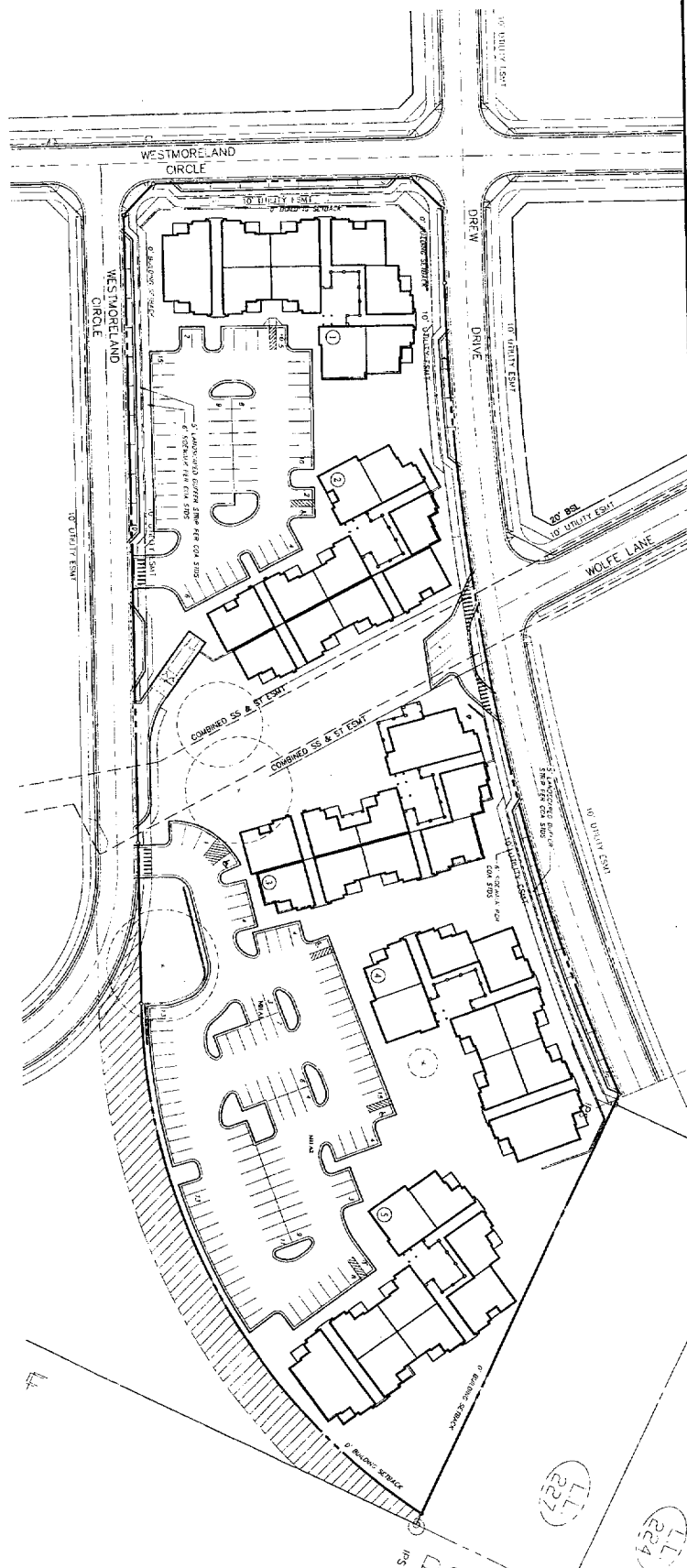
- PROPERTY LINE
- APPROXIMATE RECOGNIZED LAND LOT LINE
- 6" CONCRETE MONUMENT FOUND
- IRON PIN SET
- (1/2" REBAR UNLESS NOTED OTHERWISE)
- ASPHALT PAVING
- CONCRETE SIDEWALK
- 1/2" REBAR FOUND





CONDITIONS FOR Z-02-96
1810 Perry Boulevard, N.W.

1. Site plan titled, "Columbia Parc Citi", by Planners and Engineers Collaborative, dated December 9 2002, and marked received by the Bureau of Planning January 30, 2003.



Category	G.L.A.	% Req.	Required	Provided	% Prov.
Max. Km. from Area	273,034.4	0.36	205,315.4	204,739.4	0.74
Total Open Space	223,034.4	0.69	190,773.4	201,231.4	0.73
Variable Open Space	273,034.4	0.40	110,034.4	111,836.4	0.41
Parking	132 units	0.96	146 spaces	187 spaces	1.23

Area Description	Land Area
Orville 3.76 acres	250.906 sf
Westwood Circle (1/2 acre)	12,828 sf
Deer Drive (1/2 acre)	11,200 sf
* GROSS LAND AREA	275,034 sf

Z-02-96

[illegible]

C-4
SHEET

DATE: DEC. 9, 2002
PROJECT: 02266.000

SITE PLAN

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[illegible]

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Atlanta City Council

Regular Session

MULTIPLE

03-O-0064/Z-02-95
03-O-0065/Z-02-96
ADOPT ON SUB

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

MULTIPLE

03-0-0065

(Do Not Write Above This Line)

AN ORDINANCE Z-02-96
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
RG-3 (RESIDENTIAL GENERAL-SECTOR
3) DISTRICT TO THE
RG-4 (RESIDENTIAL-GENERAL-SECTOR
4) DISTRICT, PROPERTY LOCATED AT
1810 PERRY BOULEVARD, N.W. (PARCEL
IIB, FORMER PERRY HOMES PROPERTY)
PROPERTY HAS NO FRONTAGE ON
PERRY BOULEVARD. DEPTH: VARIES;
AREA: 5.76 ACRES; LAND LOT 227,
17TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: THE HOUSING AUTHORITY OF
THE CITY OF ATLANTA, GEORGIA
APPLICANT: COLUMBIA PARK CITI
RESIDENCES, L.P.,
NTU-G COUNCIL DISTRICT 9

ADOPTED BY

MAR 17 2003

COUNCIL

- Substitute
- ☐ CONSENT REFER
 - ☒ REGULAR REPORT REFER
 - ☐ ADVERTISE & REFER
 - ☐ 1st ADOPT 2nd READ & REFER

Date Referred 1/21/03

Referred To: ZRIST Zoning

Committee
Date
Chair

First Reading

Committee
Date
Chair

Committee
Date
Chair

Action
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
MAR 17 2003

Shirley S. Moore
COUNCIL PRESIDENT PROTEM

CERTIFIED
MAR 17 2003

Rachel Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

MAR 25 2003

Shirley S. Moore
MAYOR